092.0	0010	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	646,100 /	646,100
					USE VALUE:	646,100 /	646,100
					ASSESSED:	646,100 /	646,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		YERXA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BEHBAKHT MEHRY FATEMEH	
Owner 2:		
Owner 3:		
Street 1:	2 YERXA RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	REGAN FRANCIS J -
Owner 2:	-
Street 1:	2 YERXA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,818 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 1365 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7818.000	187,900		458,200	646,100
Total Card	0.179	187,900		458,200	646,100
Total Parcel	0.179	187,900		458,200	646,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.33 | /Parcel: 473.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	59983
GIS Ref	
GIS Ref	
Insp Date	11/20/18

!7556!

PREVIOUS ASSESSMENT

Parcel ID: 092.0-0010-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	187,900	0	7,818.	458,200	646,100	646,100	Year End Roll	12/18/2019
2019	101	FV	167,000	0	7,818.	464,700	631,700	631,700	Year End Roll	1/3/2019
2018	101	FV	167,000	0	7,818.	346,900	513,900	513,900	Year End Roll	12/20/2017
2017	101	FV	167,000	0	7,818.	314,200	481,200	481,200	Year End Roll	1/3/2017
2016	101	FV	167,000	0	7,818.	301,100	468,100	468,100	Year End	1/4/2016
2015	101	FV	166,200	0	7,818.	255,300	421,500	421,500	Year End Roll	12/11/2014
2014	101	FV	166,200	0	7,818.	242,200	408,400	408,400	Year End Roll	12/16/2013
2013	101	FV	166,200	0	7,818.	230,400	396,600	396,600		12/13/2012

PRINT

Date	Time
12/10/20	22:10:50

LAST REV

Date	Time
02/26/20	09:40:03
danam	
7556	

USER DEFINED

Prior Id # 1:	59983
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REGAN FRANCIS J	46183-312		9/29/2005		423,000	No	No		
	26596-98		8/20/1996			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2019	1760	New Wind	5,900	C				
1/23/2008	82	Manual	2,500			G9	GR FY09	install pellet sto

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2018	MEAS&NOTICE	CC	Chris C
1/6/2009	Meas/Inspect	345	PATRIOT
1/11/2006	MLS	MM	Mary M
3/8/2000	Inspected	276	PATRIOT
2/4/2000	Measured	264	PATRIOT
8/3/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7818		Sq. Ft.	Site		0	70.	0.84	5									458,177						458,200	

Total AC/HA: 0.17948 | Total SF/SM: 7818 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 458,177 | Spl Credit | Total: 458,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	82980
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	255273
Depreciation:	67392
Depreciated Total:	187881

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	3	BRs:	2	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	2	
Totals			
1	3	2	

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	96.36
Final Total:	187900	Val/Su SzAd	192.72

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	975	48.470	47,262
FFL	First Floor	975	128.240	125,031

Net Sketched Area:	1,950			Total:	172,293
Size Ad	975	Gross Are	1950	FinArea	1365

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 092.0-0010-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: